

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49191

Property Information

property address: PEASE  
legal description: WINTER, BLOCK 8, LOT 22  
owner name/address: WATSON, HARVEY D  
1211 S TEXAS AVE  
BRYAN, TX 77803-4560  
full business name: Pick a Boo Child Care Service  
land use category: Commercial type of business: Day Care  
current zoning: C-3 occupancy status: occupied  
lot area (square feet): 16384 frontage along Texas Avenue (feet): NA  
lot depth (feet): 305 sq. footage of building: —  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
NO NO 55

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1  
type of buildings (specify): Brick  
building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 2  
lot type: ☐ asphalt ☐ concrete ☐ other Gravel  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Trees

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

**Other Comments:**

---

---

---

---

---

---

---

---

---

---